



Harrisburg
Town Center

4250 Main Street
Harrisburg, NC 28075



ARDOR COMMERCIAL
ADVISORS, LLC

EXCLUSIVELY MARKETED & LISTED BY:



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PROPERTY SUMMARY

We are proud to present a great opportunity to lease in the coveted Harrisburg Town Center. This space can be divided or leased together and is currently in a warm shell condition. Surrounded by many 373 residential condos and townhomes, this is the prime location to begin your commercial endeavor in the quickly growing city of Harrisburg.

OFFERING SUMMARY

NUMBER OF UNITS	1 (CAN BE DIVIDED)
AVAILABLE SQUARE FEET	4,000 SF
LEASE RATE	\$22.00/ SF NNN
LOT SIZE	.76 ACRES
BUILDING SIZE	12,000 SF

PROPERTY HIGHLIGHTS

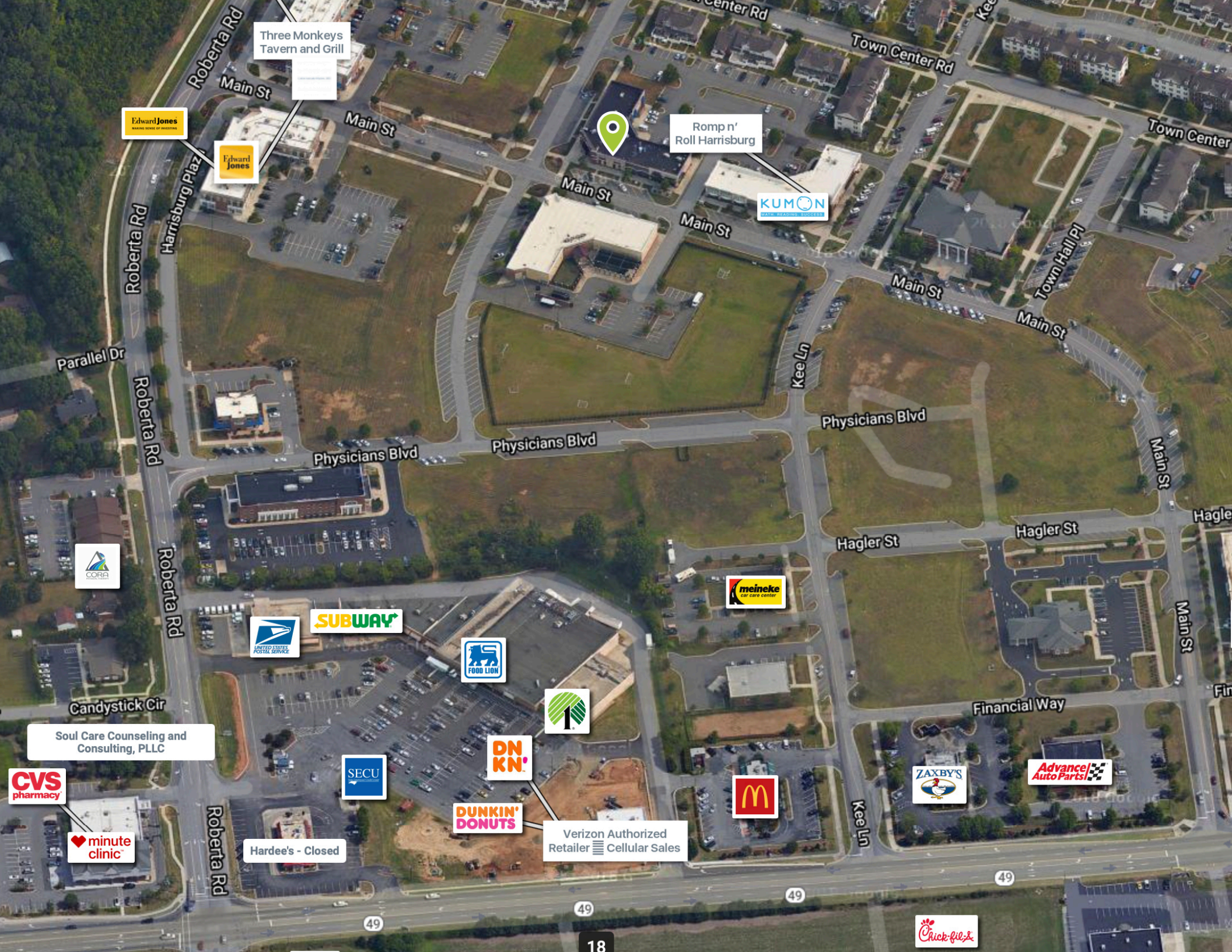
Only 4 miles to UNC Charlotte

End Unit

Ample Parking in Both Front & Back







Three Monkeys
Tavern and Grill

Edward Jones
BANKING SERVICE OF INVESTMENT

Edward Jones

Romp n'
Roll Harrisburg

KUMON
KID-POWERED LEARNING

CORA

UNITED STATES
POSTAL SERVICE

SUBWAY

FOOD LION

meineke
CAR CARE CENTERS

1

DN
KN'

DUNKIN'
DONUTS

Verizon Authorized
Retailer Cellular Sales

McDonald's

ZAXBY'S

Advance
Auto Parts

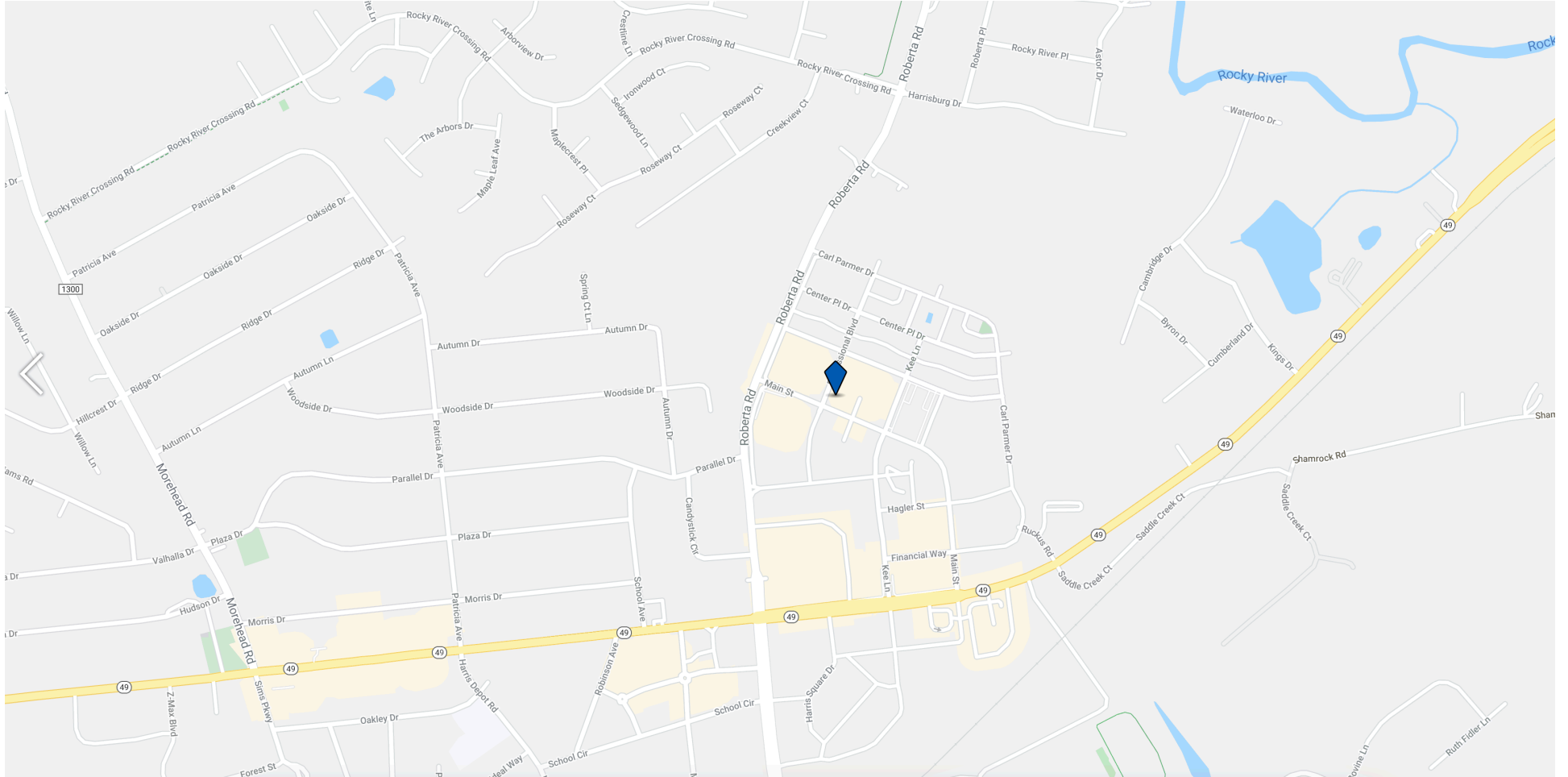
Chick-fil-A

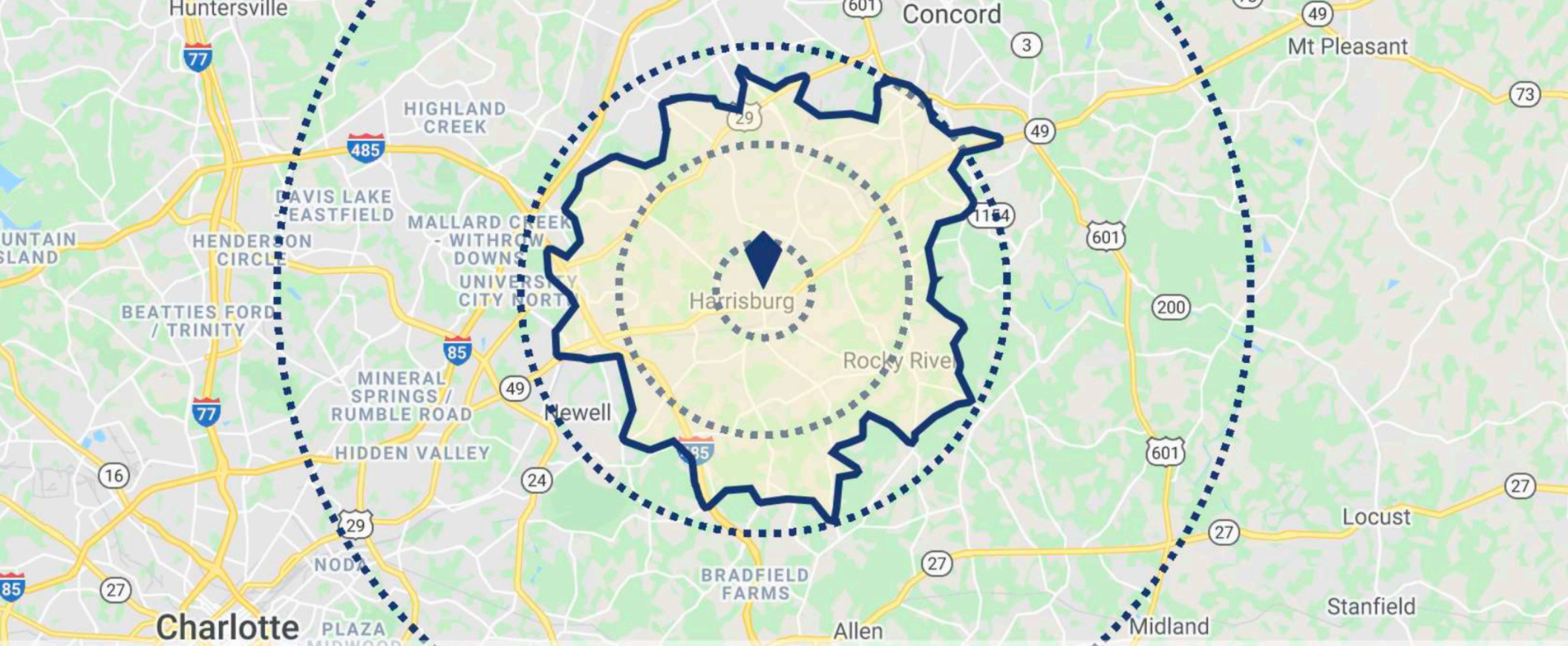
Hardee's - Closed

Soul Care Counseling and
Consulting, PLLC

CVS
pharmacy

minute
clinic





DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,151	36,113	105,934
Median Age	38	37	34

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,338	12,898	37,544
Average HH Income	\$103,693	\$117,059	\$94,311
Median House Value	\$241,570	\$265,939	\$238,356

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